

ARCHITECTURAL REVIEW BOARD AGENDA

January 26, 2016

3:00 p.m.

Pre-meeting to begin at 2:30 p.m.

#1	Jaswinder & Maninder Singh 5600 Mission Drive	Changes to previously approved landscape plan <i>Continued from January 12th ARB mtg</i>
#2	Jaswinder & Maninder Singh 5600 Mission Drive	New pergola on rear patio <i>Continued from January 12th ARB mtg</i>
#3	Alan Gaylin & Bridget Grams 2909 Tomahawk Road	Changes to previously approved landscape plan
#4	Charles Payne & Amy Ortman 3130 Tomahawk Road	New rear patio and second floor addition
#5	Scott & Jenny Brouillette 6607 Willow Lane	New screened porch
#6	Prescott & Kelly Legard * 6534 Overbrook Road	Garage addition and backup generator
#7	Peter & Patricia Headley * 6150 State Line Road	New patio, grill island and water feature in rear yard; front porch, walkway, fences

***Variance required**

The Mission Hills Board of Zoning Appeals (BZA) provides that the BZA shall determine whether or not an ARB decision was reasonable based upon the evidence presented to the ARB and the record of the ARB proceedings. Testimony at the BZA hearing will be limited to a discussion of the evidence presented to the ARB. No new evidence will be considered.

#1 Jaswinder & Maninder Singh

5600 Mission Drive

The Singhs are returning to the ARB with modifications to their previously approved landscape plan.

The Singhs were continued at the December 1st ARB meeting so an updated topographic survey could be provided. This project was continued at the 1/12 ARB meeting at the owner's request.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front Yard
- Any Special Frontages: Edge Frontage

Summary of Project:

The proposed plan indicates the proposed landscaping and various hardscape features.

Along the west side and northeast corner of the house there are walkways built into the slope. The exact material for these steps has not been indicated. Clarification is required. Several of these steps appear to be long and tall enough to require handrails. No handrails have been indicated.

At the west side of the house, there is planter for and "edible garden." The walls of this garden are 6" dry stack cottonwood stones. This is short enough to be considered a landscape feature and not require any special consideration.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guidelines:

Section 2.7.3 on pages 104 through 108 of the design guidelines provides specific recommendations for landscaping. Under normal circumstances this section would recommend that the street side landscape be limited to a maintained lawn with denser landscaping located near the house. When this house was originally submitted and approved, it was approved with the understanding that dense landscaping would be provided to create a visual block for the front auto court. This requirement has been met.

Lot Information	
Zoning:	R-1(16)/LS-5
Lot Area:	32,824 SF
Mean Lot Width:	209.0'
Mean Lot Depth:	140.0'

Ordinance	Allowable/Required	Provided
Maximum Height	35'	28.0'
Minimum Front Yard: (Average of Adjacent)	22.65' From Back of Curb	26.0' From Back of Curb
Minimum Side Yard (Left):	20.9'	33.33'
Minimum Side Yard (Right):	20.9'	40.0'
Minimum Combined Side Yards: (25% of Mean Lot Width)	52.25'	73.33'
Minimum Rear Yard: (20% of Mean Lot Depth)	28.0'	56.6'
Lot Coverage:	7,288 SF	6,031 SF (83% of Maximum)

#2 Jaswinder & Maninder Singh

5600 Mission Drive

The Singhs are proposing a new pergola on their rear patio.

This project was continued at the January 12th ARB meeting at the owner's request.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front Yard
- Any Special Frontages: Edge Frontage

Summary of Project:

The new pergola is all wood and will be located on the west patio at the rear of the house. The structure will stand just shy of 11 feet tall, and will be approximately 13' x 9' in area. The type of wood to be used has not been indicated; clarification is required.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guidelines:

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

Lot Information	
Zoning:	R-1(16)/LS-5
Lot Area:	32,824 SF
Mean Lot Width:	209.0'
Mean Lot Depth:	140.0'

Ordinance	Allowable/Required	Provided
Maximum Height	35'	28.0'
Minimum Front Yard: (Average of Adjacent)	22.65' From Back of Curb	26.0' From Back of Curb
Minimum Side Yard (Left):	20.9'	33.33'
Minimum Side Yard (Right):	20.9'	40.0'
Minimum Combined Side Yards: (25% of Mean Lot Width)	52.25'	73.33'
Minimum Rear Yard: (20% of Mean Lot Depth)	28.0'	56.6'
Lot Coverage:	7,288 SF	6,031 SF (83% of Maximum)

The Gaylin-Grams are returning to the ARB to present changes to their previously approved landscape plan.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

During the city Arborists final inspection, several of the proposed plantings were modified or omitted.

1. Three Miss Kim Lilacs were not planted.
2. Three White Dogwoods (or other ornamental trees) were omitted.
3. Seven Junipers and two Callery pears were planted along the driveway but not included in the landscape plan.
4. Two Japanese maples were omitted.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

The Payne/Ortmans are proposing a new rear patio and second floor addition.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The second floor addition is primarily an interior remodel. From the front of the house, there will be no changes. At the rear of the house, a new large shed dormer has been added between the homes two existing rear wings. The dormer will have lap siding to match the rest of the house, but the new roof will be standing seam metal roofing. The proposed windows are similar to the rest of the house, but not an exact match. The addition includes one small skylight on the new dormer roof.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

The Brouillettes are proposing a new screened porch at the rear of their existing home.

Summary of Property:

- Character Area: Suburban
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The proposed porch is a new rear wing located at the center of the home's main mass. The porch is sided in a combination of screens and lap siding to match the existing house. At the north side of the porch there will be an internal fireplace with a chimney sided with lap siding. At the south side of the porch a new deck and patio have been provided to connect an existing brick patio.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

Section 2.5 on pages 72 through 75 of the Design Guidelines provides specific recommendations for the Suburban character area.

Subsection D suggests that rear windows located in the conditional building area be limited to 1 ½ stories and 24 feet in height with eaves no higher than 12 feet. These recommendations have been met.

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	16,099 SF
Mean Lot Width:	115.0'

Ordinance	Allowable/Required	Provided
Maximum Height	35'	No Change
Minimum Front Yard:	40' (Platted)	44.7' (No Change)
Minimum Side Yard (Left):	10'	9.9' (No Change)
Minimum Side Yard (Right):	10'	28.1' (No Change)
Minimum Combined Side Yards: (25% of Mean Lot Width)	28.75'	38.0' (No Change)
Minimum Rear Yard: (20% of Mean Lot Depth)	28.0'	28.0'
Lot Coverage:	4,442 SF	2,797 SF (62.97% of Max)

Address	Lot Area	Lot Coverage	Formula	% max used
6525 Willow Lane	15,474	3,616	4,321	83.68%
6600 Willow Lane	16,937	2,883	4,601	62.66%
6601 Willow Lane	15,749	2,571	4,375	58.77%
6606 Willow Lane	16,961	3,270	4,606	71.00%
6612 Willow Lane	16,985	3,057	4,610	66.31%
6615 Willow Lane	16,100	3,726	4,442	83.88%
6619 Willow Lane	16,099	3,176	4,442	71.50%
6600 Rainbow Avenue	15,903	2,615	4,404	59.37%
6612 Rainbow Avenue	15,783	3,115	4,381	71.10%
6618 Rainbow Avenue	15,399	3,291	4,307	76.41%
			Average	70.47%
			50% Increase	100.00%
6607 Willow Lane	16,099	2,898	4,442	65.24%
Allowable Lot Coverage as reduced by 150% Rule			4,442	65.24%

The Legards are proposing an interior remodel that includes a garage addition and a backup generator.

Summary of Property:

- Character Area: Traditional
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The proposed generator is located adjacent to the existing air conditioning units on a new 3 foot by 5 foot concrete pad.

Four feet will be added to the front of the garage under an existing overhang. The existing columns will remain, and a new column will be added between the doors. The existing roof overhang will be rebuilt in the same location. The new garage doors are a different style than the existing doors.

Ordinance Compliance:

The project is in violation of city ordinance 5-120 B which requires a minimum side yard setback of 10 feet for lots in this zoning district. The existing garage and new addition are 7.9 feet from the side property line. **A variance of 2.1 feet is required.**

Design Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

Lot Information	
Zoning:	R-1(10)/LS-1
Lot Area:	12,150 SF
Mean Lot Width:	90'

Ordinance	Allowable/Required	Provided
Maximum Height	35'	No Change
Minimum Front Yard:	45' (Platted)	No Change
Minimum Side Yard (Left):	10'	17.1' (No Change)
Minimum Side Yard (Right):	10'	7.9' (No Change)
Minimum Combined Side Yards: (25% of Mean Lot Width)	22.5'	25.0' (No Change)
Minimum Rear Yard: (20% of Mean Lot Depth)	27.0'	No Change
Lot Coverage:	3,653 SF	2,551 SF (69.84% of Max)

* A variance is required.

The Headleys are proposing a new patio, grill island and water feature in their rear yard. They are also proposing a front porch and walkway in addition to fences around the property.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

At the front porch, the exiting existing brick stoop is being resurfaced with bluestone paving. A bluestone walkway with a brick border will connect to the existing circle drive. The width of this walkway is not indicated on the plans, clarification is required.

On the opposite side of the driveway, a small bluestone patio is proposed. Like the porch and walkway, the stone will be bordered with brick.

The rear patio is composed of multiple smaller patios. All of the patios are bluestone with brick borders. The largest patio is behind the existing detached garage. It is connected to a smaller patio with a brick walkway. A circular patio is located between the detached garage and the house. Brick walkways connect this patio to the driveway and the smaller patio at the rear stoop.

The proposed grill is a simple brick and stone cabinet with a stainless steel grill unit. It is located along the walkway between the rear stoop and the larger patio behind the garage.

The water feature is a low brick seat wall with a stone cap that forms a basin at the rear of the house.

The proposed fences are a pre-approved iron fence between stone pillars. The fence is 4 feet tall.

Ordinance Compliance:

The project is in violation of city ordinance 5-119 C which forbids accessory structures in the front yard. The proposed bluestone patio in the front yard is not allowed. **A variance is required.**

The project is further in violation of city ordinance 5-132 B 3 (d) which limits porches in the front yard to 60 square feet. The proposed porch surface is 70 square feet. **A variance of 10 square feet is required.** Please note, the proposed porch is existing and the modifications do not increase the existing size.

Design Guidelines Review:

Section 2.7.3 on pages 104 through 108 of the Design Guidelines generally discourages accessory structures in the front yard. **This recommendation has not been met.**

* Variances are required.